



GRASSROOTS
REALTY GROUP

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**4618 55 Avenue
Lacombe, Alberta**

MLS # A2332416



\$438,911

Division:	Meadowview Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,228 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: fridge, stove, dishwasher, garage door opener and 1 control, shed, stacked washer and dryer, ceiling fans

A Bungalow that is ideally located close to schools, arena, curling rink and pool you can also enjoy the convenience of being within walking distance to downtown amenities, shopping, restaurants, parks, and everyday essentials while coming home to a peaceful, quiet setting. Step inside to a bright and inviting main floor featuring a spacious living room with gas burning fireplace, functional kitchen with ample cabinetry, and a welcoming dining area with direct access to the backyard deck, perfect for everyday living and entertaining. Convenient main floor laundry adds to the home's practical layout. The main level offers two generous bedrooms, including a spacious primary retreat complete with its own private 3 piece ensuite, along with a full main bathroom. The fully developed basement expands your living space with a large family room that's ideal for movie nights, a games area, or entertaining guests. You'll also find another bedroom and an office (that could be converted into another bedroom if needed) and a full 4 piece bathroom. There is also a large storage room/utility room. Outside, the beautifully landscaped backyard is designed for both relaxation and entertaining, featuring a large deck, expansive concrete patio, mature trees, and a storage shed for all your garden tools. Whether you're hosting summer BBQs or enjoying a quiet evening outdoors, this private backyard offers the perfect setting. An attached single garage and concrete driveway provide convenient parking and additional storage. A fantastic combination of functional living space, outdoor enjoyment, and an unbeatable location, this move-in-ready home is ideal for families, professionals, downsizers, or buyers looking for a property with investment potential. With its spacious, fully developed basement and flexible layout, this home offers endless possibilities to suit your

changing needs for years to come.